



## MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Stephen J. Mordfin, AICP, Case Manager  
Joel Lawson, Associate Director Development Review

**DATE:** January 17, 2012

**SUBJECT:** BZA Case 18307 - request for special exception relief under § 223 to construct an addition to an existing row dwelling at 225 Ascot Place, N.E.

### **I. OFFICE OF PLANNING RECOMMENDATION**

The Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223:

- § 403.2, Lot Occupancy (60 percent permitted, 64.7 percent proposed); and
- § 404.1, Rear Yard (20 feet required, 10 feet proposed).

### **II. LOCATION AND SITE DESCRIPTION**

|                                    |  |
|------------------------------------|--|
| Address                            | 225 Ascot Place, N.E.                              |
| Legal Description                  | Square 3557, Lot 56                                |
| Ward                               | 5  |
| Lot Characteristics                | Rectangular lot with alley access                  |
| Zoning                             | R-3: Row houses                                    |
| Existing Development               | Single-family row dwelling, permitted in this zone |
| Adjacent Properties                | Row dwellings                                      |
| Surrounding Neighborhood Character | Residential  |

### **III. PROJECT DESCRIPTION IN BRIEF**

|               |  |
|---------------|--|
| Applicant     | Jeffrey Ryan Snedaker                              |
| Proposal      | Construction of a rear deck                        |
| Relief Sought | § 223 - Additions to One-Family Dwellings or Flats |



#### IV. ZONING REQUIREMENTS

| R-3 Zone               | Regulation              | Existing                 | Proposed                 | Relief        |
|------------------------|-------------------------|--------------------------|--------------------------|---------------|
| Height § 400           | 40 ft. & 3 stories max. | < 40 ft. and two-stories | < 40 ft. and two-stories | None required |
| Lot Width § 401        | 20 ft. min.             | 18.59 ft.                | 18.59 ft.                | None required |
| Lot Area § 401         | 2,000 SF min.           | 1,115.4 SF               | 1,115.4 SF               | None required |
| Floor Area Ratio § 401 | None prescribed         | --                       | --                       | None required |
| Lot Occupancy § 403    | 60 % max.               | 50 %                     | 64.7 %                   | Required      |
| Rear Yard § 404        | 20 ft. min.             | 20 ft.                   | 10 ft.                   | Required      |

#### V. OP ANALYSIS

##### 223 ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1) AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES

223.1 *An addition to a one-family dwelling or flat, in those Residence districts where a flat is permitted, or a new or enlarged accessory structure on the same lot as a one-family dwelling or flat, shall be permitted even though the addition or accessory structure does not comply with all of the requirements of §§ 401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.*

Row dwellings are a permitted use in this zone. The Applicant is requesting special exception relief under § 223 from the requirements of § 403, Lot Occupancy, and § 404, Rear Yard.

223.2 *The addition or accessory structure shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:*

(a) *The light and air available to neighboring properties shall not be unduly affected;*

Light and air available to neighboring properties would not be unduly affected. The proposed deck would be similar in height to the existing landing. It would include no walls, only a railing with two-inch by two-inch pickets four inches on center.

(b) *The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*

Privacy of use and enjoyment of neighboring properties would not be unduly compromised. The adjoining rear yard to the west is developed and used as a parking pad. The east side of the proposed deck would abut the rear landing and stairs of the adjacent row house, separating the rear yards. A large tree in the rear yard would buffer the deck from the adjoining property to the east and from the alley, providing an element of privacy.

(c) *The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and*

The proposed deck as viewed from the alley, Second Street or Third Street would not substantially visually intrude upon the character, scale and pattern of houses, especially as it would be only minimally visible from either Second or Third Street. The deck would be one story in height, located directly off the main level of the house, and similar to others typically found within the rear yards of other row houses.

- (d) *In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.*

The applicant submitted graphical representations, including plans and photographs, to represent the relationship of the proposed addition to adjacent buildings.

- 223.3 *The lot occupancy of all new and existing structures on the lot shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts.*

The proposed lot occupancy is 64.7 percent, less than the maximum 70 percent permitted within the R-3 district.

- 223.4 *The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.*

The Office of Planning makes no recommendations for special treatment.

- 223.5 *This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.*

The subject application would not result in the introduction or expansion of a nonconforming use.

## **VI. COMMUNITY COMMENTS**

ANC 5C informed the Office of Planning by telephone that at its regularly scheduled meeting of December 13, 2011 it had no issues with the application.

## **VII. COMMENTS OF OTHER DISTRICT AGENCIES**

No comments were received from other District agencies.

Attachment: Map

